Planning and Zoning Recommendations

	City	Groups	Individuals
General: plans, policies, studies Engage in a formal planning effort that includes community visioning to determine the direction of future plans, policies, and zoning implementation. Visioning should include the following topics: • What should the Highlands be like in 20 years time? • What is the role of (social and economic) diversity in maintaining a unique, healthy, and vibrant neighborhood? • What character is desired for the Highlands? • What type of architecture or design is desired for this area? • Where and how should the Highlands fit into local and regional growth strategies?	Set aside staff time and resources to engage in a community planning effort that includes the Highlands study area. Develop a public participation plan as one of the first steps in the planning process to ensure early and continuous public involvement. Hold a series of "town meetings" on increasingly specific subjects with City Council participation encouraged.	Participate in community planning efforts, and encourage members to participate as well. Consolidate member ideas and opinions for submittal to the City. Target groups include (but are not limited to): churches, Renton Housing Authority, Renton School District, Homeowner organizations, Neighborhood Associations, and business associations.	Participate in community planning efforts and open public meetings held by the City.
Specific: budget items, programs, projects Create incentives for redevelopment, including, but not limited to: parking requirement reductions, density bonuses, infrastructural improvements, and construction of a sub-regional stormwater drainage system.	Commission a study on that analyzes barriers that may prevent redevelopment in the Highlands. It should also include a cost-effectiveness analysis of possible incentives.	Participate in focus groups. Consolidate member ideas and opinions for submittal to the City. Target groups include (but are not limited to): Master Builder's Association, development community, community members.	Provide input into focus groups.
Immediate Action Items none			

Highlands Phase II Task Force- June 4, 2008